176.0	0006	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	619,000 / 619,000
					USE VALUE:	619,000 / 619,000
					ASSESSED:	619,000 / 619,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRENNAN NANCY
Owner 2:	WOLIN DAVID
Owner 3:	
Street 1:	99 HIBBERT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAST JERREL H -
Owner 2:	NGUYEN HUYEN-MINH -
Street 1:	99 HIBBERT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .083 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1918, having primarily Aluminum Exterior and 1217 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3600.000	249,400		369,600	619,000
Total Card	0.083	249,400		369,600	619,000
Total Parcel	0.083	249,400		369,600	619,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 508.63 | /Parcel: 508.63

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 118492

GIS Ref

GIS Ref

Insp Date 08/14/18

!13772!

PREVIOUS ASSESSMENT

Parcel ID 176.0-0006-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	249,400	0	3,600.	369,600	619,000		Year end	12/23/2021
2021	101	FV	291,900	0	3,600.	369,600	661,500		Year End Roll	12/10/2020
2020	101	FV	291,700	0	3,600.	369,600	661,300	661,300	Year End Roll	12/18/2019
2019	101	FV	247,000	0	3,600.	364,300	611,300	611,300	Year End Roll	1/3/2019
2018	101	FV	248,000	0	3,600.	279,800	527,800	527,800	Year End Roll	12/20/2017
2017	101	FV	248,000	0	3,600.	264,000	512,000	512,000	Year End Roll	1/3/2017
2016	101	FV	248,000	0	3,600.	242,900	490,900	490,900	Year End	1/4/2016
2015	101	FV	234,300	0	3,600.	227,000	461,300	461,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:43:00

LAST REV

Date	Time
09/16/21	10:36:03
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13772

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAST JERREL H,	75126-536	1	7/15/2020		635,000	No	No		
CRANE JAMES	49558-201		6/5/2007		420,000	No	No		
WILSON-WIRTH CO	41481-40		11/21/2003		390,000	No	No		
HOLLMAN TRACEY	30314-96		6/18/1999		270,500	No	No		
WALKER PAMELA	23525-592		8/11/1993		112,500	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
8/14/2018	Inspected	CC	Chris C
7/7/2018	MEAS&NOTICE	BS	Barbara S
11/1/2008	Meas/Inspect	345	PATRIOT
4/20/2004	MLS	HC	Helen Chinal
3/4/2000	Inspected	197	PATRIOT
12/16/1999	Measured	276	PATRIOT
8/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	118492
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3600		Sq. Ft.	Site		0	70.	1.47	6									369,601						369,600	

Total AC/HA:	0.08264	Total SF/SM:	3600	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	369,601	Spl Credit		Total:	369,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1918	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.05566943
Adj $ / SQ:	192.396
Other Features:	72000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	361378
Depreciation:	112027
Depreciated Total:	249350

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

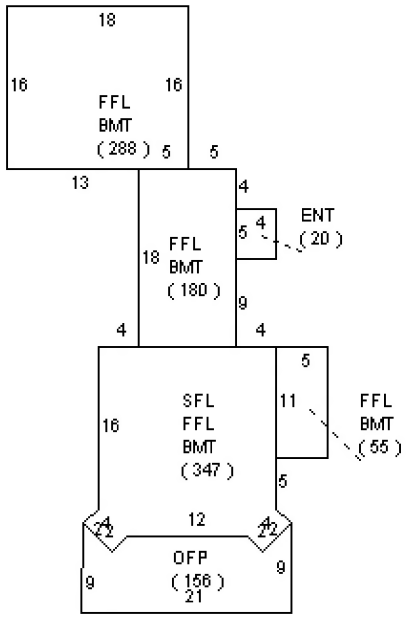
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	192.40
Special Features:	0	Val/Su Net:	110.21
Final Total:	249400	Val/Su SzAd	204.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	870	57.720	50,215
FFL	First Floor	870	192.400	167,384
SFL	Second Floor	347	192.400	66,761
OFP	Open Porch	156	28.580	4,459
ENT	ENTRY	20	27.870	557

Net Sketched Area:	2,263			Total:	289,376
Size Ad	1217	Gross Area	2263	FinArea	1217

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0006-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc